27A Cherry Orchard, Pershore, WR10 1EL

Guide price £325,000

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CHRISTIAN LEWIS PROPERTY

27A Cherry Orchard

Pershore, WR10 1EL

- 3 BEDROOM SEMI DETACHED HOUSE
- MODERN FINISH THROUGHOUT
- DOWNSTAIRS BATHROOM
- DRIVEWAY PARKING
- BEAUTIFULLY PRESENTED
- DELICATELY EXTENDED
- LIVING ROOM WITH LOG BURNER
- REAR GARDEN WITH SHED AND WORKSHOP
- WALKING DISTANCE TO PERSHORE TOWN CENTRE
- MOVE IN READY

Christian Lewis Property are thrilled to bring to present this absolutely immaculate, 3 bedroom semi detached house located within the heart of Pershore, with its neutral décor, and upgraded finish this property is truly not to be missed.

This property has been lovingly extended, upgraded and maintained by its current owners and is turn key ready.

As you arrive at the property, you are met with a paved, tandem driveway which extends the length of the property, offering a wealth of parking. Entrance into the hallway with understairs storage cupboard, through to the charming, front facing living room complete with log burner for those autumnal evenings.

From here you go through to the kitchen diner, which is the real heart of the home! The beautifully extended space offers has been finished to a wonderful standard and offers space for a dining table, a storage cupboard, alongside a variety of units including integrated appliances.

Double patio doors lead out to the well manicured, multi level, rear garden, predominantly laid to lawn accompanied by shrubs and plants alike. Additionally, the garden boasts ample storage with a large garden shed for all your gardening equipment, accompanied by a recently built larger style shed, finished with light and power allowing flexibility on use its the perfect place for storage, relaxing or even as a hobby room.

To finish the ground floor, there is a downstairs WC, and a family bathroom with bath, shower over bath, WC and basin.

Stairs elevating to the first floor where you will find 3 bedrooms - 2 doubles and 1 single. Bedroom 1 is offered with a built in wardrobe cupboard, and additional built in wardrobes.

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AML Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Important Additional Information

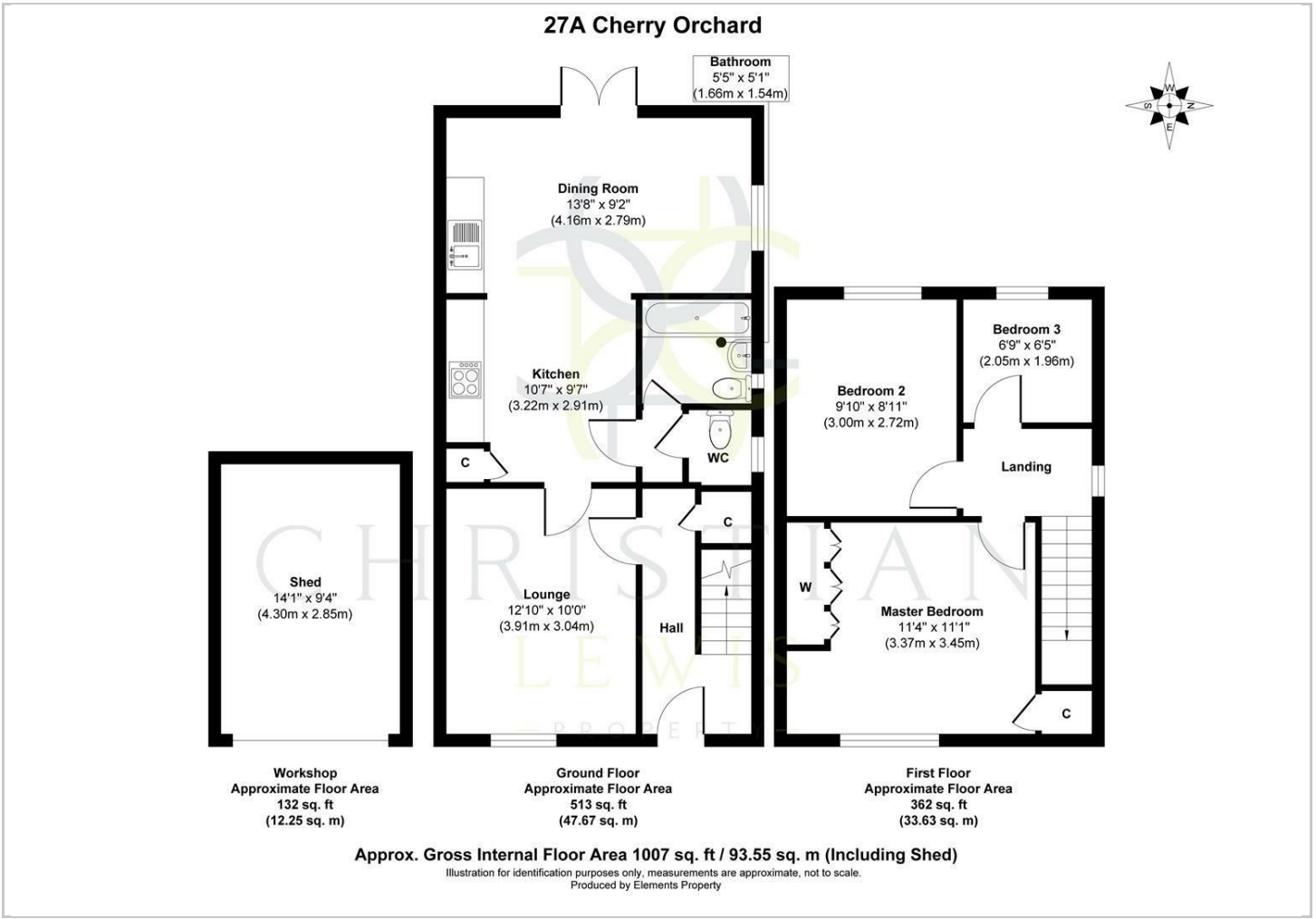
Tenure: We understand that the property for sale is Freehold
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band C
EPC Rating C

DISCLAIMER
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

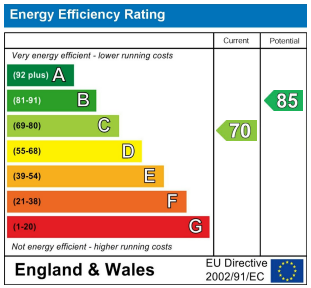
Please inform us if you become aware of any information being inaccurate.

Floor Plans



Location Map

Energy Performance Graph



Viewing

Please contact our Pershore Office on 01386 555368
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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